

C I T Y P L A N N I N G C O M M I S S I O N M I N U T E S

N O V E M B E R 1 8 , 2 0 0 4

The regular meeting of the City Planning Commission convened Thursday, November 4, 2004, at 1:35pm in the City Council Chambers, 333 W. Ocean Boulevard.

PRESENT: COMMISSIONERS: Charles Winn, Charles Greenberg,
Morton Stuhlbarg, Nick Sramek,
Mitch Rouse, Leslie Gentile,
Matthew Jenkins

ABSENT: EXCUSED: None

CHAIRMAN: Morton Stuhlbarg

STAFF MEMBERS PRESENT: Greg Carpenter, Planning Manager
Carolyn Bihn, Zoning Officer
Angela Reynolds, Advance Planning
Officer
Ira Brown, Planner
Lemuel Hawkins, Planner

OTHERS PRESENT: Mike Mais, Assistant City Attorney
Otis Ginoza, Redevelopment Agency
Marcia Gold, Minutes Clerk

P L E D G E O F A L L E G I A N C E

Commissioner Jenkins led the pledge of allegiance.

S W E A R I N G O F W I T N E S S E S

P R E S E N T A T I O N

Planner Ira Brown presented a City-produced video that will appear on the City's website and local cable station featuring an overview of the City's General Plan update and related housing needs.

C O N S E N T C A L E N D A R

Items 1A and 1E were removed at the request of the Commission. Mr. Carpenter noted a new condition had been added to Item 1B regarding sign limits.

Commissioner Greenberg moved to accept Items 1B, 1C and 1D as presented by staff. Commissioner Winn seconded the motion which passed unanimously.

1A. Case No. 0005-08 (mod); GPC 2-19-04, Local Coastal Development Permit

Applicant: Dennis C. Poulsen
Subject Site: 6717 Seaside Walk (Council District 4)
Description: Finding of conformity with the General Plan for an alley vacation and modification to a Coastal Permit.

Removed to the Regular Agenda.

1B. Case No. 0409-24, Conditional Use Permit, CE 04-198

Applicant: Soon Im Shin
Subject Site: 1210 Elm Avenue/400 E. Anaheim St.
(Council District 6)
Description: Conditional Use Permit request to allow for the establishment of a check cashing operation.

Approved the Conditional Use Permit subject to amended conditions.

1C. Case No. 0310-31, Conditional Use Permit, CE 03-204

Applicant: DOLEX Dollar Express c/o Bill Ridgeway
Subject Site: 5575 Atlantic Avenue (Council District 8)
Description: Request to establish a check-cashing business in an existing market.

Approved the Conditional Use Permit, subject to conditions.

1D. Case No. 0310-36, Conditional Use Permit, CE 03-208

Applicant: DOLEX Dollar Express c/o Bill Ridgeway
Subject Site: 2120 Pacific Avenue (Council District 6)
Description: Request to establish a check-cashing business in an existing market.

Approved the Conditional Use Permit, subject to conditions.

1E. Case No. 0410-17, CEP 493-04

Applicant: Fady Mattar, Acting Director of Planning and Building

Subject Site: Citywide
Description: Proposed amendment to the Zoning Ordinance and to the Local Coastal Program to permit conversion of existing motels and hotels to special needs housing.

Removed to Regular Agenda.

R E G U L A R A G E N D A

1A. Case No. 0005-08 (mod); GPC 2-19-04, Local Coastal Development Permit

Applicant: Dennis C. Poulsen
Subject Site: 6717 Seaside Walk (Council District 4)
Description: Finding of conformity with the General Plan for an alley vacation and modification to a Coastal Permit.

Ira Brown presented the staff report recommending finding the alley vacation in conformance with the General Plan.

In response to a query from Commissioner Greenberg as to whether the use would be limited to landscaping, Mr. Carpenter replied that it would be private property for any use allowable, and that typically a vacation would not be recommended until it was clear that the use would be non-objectionable.

David Macleod, 11-68th Place, adjacent neighbor, stated he had been working with the applicant to fill the area with landscaping for the neighborhood to enjoy, and that similar public easements in the area had not been serving the public use for many decades.

Commissioner Greenberg moved to find the proposed alley vacation in conformance with the General Plan and to approve the modification to the Local Coastal Development Permit, subject to conditions. Commissioner Jenkins seconded the motion, which passed unanimously.

1E. Case No. 0410-17, CEP 493-04

Applicant: Fady Mattar, Acting Director of Planning and Building
Subject Site: Citywide
Description: Proposed amendment to the Zoning Ordinance and to the Local Coastal Program to permit conversion of existing motels and hotels to special needs housing.

Commissioner Greenberg moved to continue the item to the December 16, 2004 meeting. Commissioner Winn seconded the motion, which passed unanimously.

C O N T I N U E D I T E M S

2. Poly High Redevelopment Project Area

Applicant: Redevelopment Agency, City of Long Beach
Project Contact: Johnny Vallejo
Subject Site: Poly High Redevelopment Project Area
(Council District 6)
Description: Proposed Ninth Amendment to the
Redevelopment Plan for the Poly High Redevelopment Project
Area.

Otis Ginoza presented additional project area information and clarification of language changes in the amendment as requested by the Commission.

In response to various Commission queries, Mr. Ginoza described possible uses of additional tax increments, and explained that funding for future expansion or improvements would be a tandem effort between the school district and the RDA. Mr. Ginoza added that the school district, community and staff desired to address future improvements given the committed bond funds, and that this plan would allow time extensions for bond issues if needed.

Commissioners Sramek and Greenberg agreed that this was an excellent use and focus for RDA funds.

Commissioner Rouse moved to review the information provided in the staff report, including the draft Initial Study of the Negative Declaration that will be certified by the Redevelopment Board, and to adopt the resolution that will make a report and recommendation to the Redevelopment Board and the City Council regarding the proposed amendment. Commissioner Sramek seconded the motion, which passed unanimously.

3. Case No. 0407-26, Conditional Use Permit, CE 04-157

Applicant: Cingular Wireless, Alcoa Wireless Services
Chip Clustka, Representative
Subject Site: 1950 Lemon Avenue (Martin Luther King Park)
(Council Dist. 6)

Description: A Conditional Use Permit to construct and maintain a wireless telecommunications facility, consisting of a 70 foot high monopine antenna structure with accessory equipment.

Commissioner Winn moved to continue the item to the January 6, 2005 meeting, and Commissioner Greenberg seconded the motion.

In response to a query from Commissioner Greenberg regarding the appropriateness of such uses in parks, Mr. Mais pointed out that Federal law made it difficult for cities to turn down such requests.

Commissioner Jenkins remarked that he preferred to see such uses in parks so they would not impact neighborhoods.

The question was called and the motion passed unanimously.

4. Case No. 0408-16, Administrative Use Permit, Standards Variance, ND 24-04

Applicant: Brooks College c/o Douglas W. Otto
Subject Site: 4825-4845 E. Pacific Coast Hwy.
(Council Dist. 4)

Description: Request to approve Administrative Use Permits to legalize approximately 18,000 square feet of additional classroom floor area at Brooks College and utilize joint use of two off-site parking lots and approve Standards Variances to parking space size and terms of off-site parking.

Commissioner Sramek moved to continue the item to an undetermined hearing date to be re-noticed to the public.
Commissioner Winn seconded the motion, which passed unanimously.

5. Case No. 0404-13, EIR 36-02

Applicant: McDonnell Douglas Corporation
c/o Boeing Realty Company
Subject Site: 3855 Lakewood Boulevard (Douglas Park)
(Council Dist. 5)
Description: Adoption of Douglas Park Design Guidelines

Commissioner Jenkins moved to continue the item to the December 2, 2004 meeting. Commissioner Greenberg seconded the motion, which passed unanimously.

R E G U L A R A G E N D A

6. Case No. 0409-02, Conditional Use Permit, CE 04-186

Applicant: Nextel Communications
 Norman MacLeod, Representative
Subject Site: 1012 W. Carson Street (Council Dist. 8)
Description: A Conditional Use Permit to construct and
 maintain a wireless telecommunications facility, consisting
 of a 62 foot high monopine antenna structure with accessory
 equipment.

Lemuel Hawkins presented the staff report with the recommendation to deny the request because there were three other non-stealth cellular communication installations at the site, and since the carrier had the option to co-locate on one of those, which would make for less visual impact.

Mr. Carpenter discussed the City's antenna policy and noted that it had been required for years that installation footings be designed to accommodate higher poles for future co-location.

Commissioner Greenberg asked that future maps presented to the Commission include the locations of the Edison rights-of-way.

Norman MacLeod, Nextel Communications, 310 Commerce, Irvine, 92602, applicant, reported that the existing heights of the other on-site installations made them technically incompatible for co-location, and that replacement structures would be even taller. Mr. MacLeod pointed out that their proposed monopine was designed to blend in with the surroundings.

Lou Bucello, 1012 W. Carson Street, project engineer, reported that based on his extensive testing of the site, there were many technical constraints. He also said he had contacted buildings on the west side of the street, who had refused his request for a building-mounted site. Mr. Bucello added that he had also asked Cingular if they could co-locate, but that carrier was not willing to shut down to install a new pole. Mr. Bucello remarked that given the specific engineering requirements at the site for successful cell service, and the general difficulty of locating close to Edison and other building locations, the only choice left was to add a stealth pole of a specific height with co-location capability for future carriers.

Mr. Hawkins pointed out that a co-locatable monopine could run 60' tall, which would be visible from the freeway and possibly interfere with equipment at Edison.

Commissioner Winn expressed concern that other carriers could refuse to co-location to potential site shutdowns.

Mr. MacLeod agreed that it was difficult to co-locate in such a competitive industry, and even it was easier, the height of these poles could go up to 75' to accommodate technical requirements.

In response to a query from Commissioner Rouse on how to require co-location, Mr. Mais explained that although the City had amended the code and standard conditions of approval to require co-location wherever feasible, many times the applicants would meet resistance from on-site competitors. Mr. Mais added that since most areas of the City do not welcome these installations, the number of compatible locations is greatly reduced.

Mr. MacLeod offered to make his monopine taller so that future co-location would be easier, adding that this was a particularly difficult site to use. Mr. Bucello added that a ten-foot carrier separation was required to propagate a correct signal, since the FCC guidelines discourage interference between carriers.

Commissioner Greenberg suggested that staff inaugurate a discussion between all the carriers on the site to get them to agree on one shared co-location or another, preferably a monopine.

Commissioner Greenberg then moved to continue the item to the January 6, 2005 meeting to allow staff and the applicant to explore co-location possibilities. Commissioner Jenkins seconded the motion, which passed unanimously.

M A T T E R S F R O M T H E A U D I E N C E

There were no matters from the audience.

M A T T E R S F R O M T H E D E P A R T M E N T O F P L A N N I N G A N D B U I L D I N G

Mr. Carpenter discussed the holiday party on December 16, and a December study session for the Long Beach Memorial Hospital.

**M A T T E R S F R O M T H E P L A N N I N G
C O M M I S S I O N**

There were no matters from the Planning Commission.

A D J O U R N

The meeting adjourned at 3:22pm.

Respectfully submitted,

Marcia Gold
Minutes Clerk